

REGULAR CITY COUNCIL MEETING  
OCTOBER 24, 1988

PRESENT

Ruth Hansen  
Wesley J. Bloomfield  
Gayle Bunker  
David Church  
Don Dafoe  
Rex T. Harris

Mayor  
Council Member  
Council Member  
Council Member  
Council Member  
Council Member

ABSENT

None

OTHERS PRESENT

Dorothy Jeffery  
Richard Waddingham  
Neil Forster  
Sarah Inez Moody  
Al Pitzer  
H. Doyle Bender  
Dee Church  
Gordon Shipley  
Vance Bishop  
Richard Holman  
Michael Styler  
Grant Nielson  
Neil Dutson  
Paul Hirst  
Marilyn Tenney  
Loretta Tenney  
Gary Shelton  
David Shelton  
Josh Swalberg

City Recorder  
City Attorney  
Public Works Director  
Chronicle/Progress  
Intermountain Power Agency  
City Treasurer  
Classy Chassis Car Club  
Intermountain Power Agency  
Intermountain Power Project

Millard County Commissioner  
City Resident  
City Resident

Millard County Resident  
Millard County Resident  
City Resident  
Boy Scout  
Boy Scout

Mayor Hansen called the meeting to order at 7:00 p.m. Dorothy Jeffery, City Recorder, acted as secretary. Mayor Hansen stated that notice of the meeting time, place and agenda was posted at the principal office of the governing body located at 76 North 200 West and was provided to the Millard County Chronicle/Progress, the local radio station, KNAK, and to each member of the City Council by personal delivery two days prior to the meeting.

MINUTES

The proposed minutes of a regular City Council meeting held September 26, 1988, were presented for consideration and approval. The Council reviewed the minutes briefly, after which Council Member Gayle Bunker MOVED that the minutes be approved as presented. The motion was SECONDED by Council Member Wesley Bloomfield. Mayor Hansen asked if there were any further comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

ACCOUNTS PAYABLE

The Council reviewed the accounts payable, a list of which had been given to them two days prior to the meeting. Following a brief discussion of the accounts payable, Council Member David Church MOVED that the accounts payable be approved for payment as listed in the amount of \$110,433.10. The motion was SECONDED by Council Member Don Dafoe. Mayor Hansen asked if there were any further comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

DEE CHURCH, CLASSY CHASSIS CAR CLUB: REPORT ON CLASSY CHASSIS CAR SHOW

Mayor Hansen asked Dee Church to report on the Classy Chassis Car Club's Car Show that was held in Delta City in September.

Mr. Dee Church thanked the Mayor and City Council for their cooperation and support in holding the Car Show in the City Park. He reported that the Car Show hosted 121 out of town entrants, with approximately \$4,000.00 being spent in our local businesses during the weekend of the Show.

Mr. Church said that there is a possibility of the Car Show being held in Fillmore next year rather than Delta due to the lack of restroom facilities in the Delta City Park.

Mayor Hansen said that plans for a restroom facility to be built in the City Park are being considered at this time. Mayor Hansen then thanked Mr. Church for the Car Club's efforts in promoting the community.

PUBLIC WORKS DIRECTOR NEIL FORSTER: EXTENSION OF CONTRACT TO VALLEY ASPHALT

Mayor Hansen asked Public Works Director Neil Forster to discuss with the Council a request for an extension of the contract to Valley Asphalt for the Airport Runway Rehabilitation Project.

Public Works Director Neil Forster explained that due to unavoidable delays, resulting in a late fall starting date, the contractor, J. M. Sumsion & Sons, has requested to postpone the runway overlay until the Spring of 1989. The proposed schedule is to commence the runway rehabilitation on May 15, 1989, and complete the work, including runway marking, by June 7, 1989. The contractor has agreed to complete the work based on the unit prices bid, and has committed to no increase in cost due to the requested construction delay.

Mr. Forster said that installation of the constant current regulator for the taxiway lighting system and the runway/taxiway hold signs will be completed this winter, as stipulated in the contract documents.

Mr. Forster said that the airport engineers indicated they feel that a delay of the project until Spring is more desirable than risking inclement winter weather conditions during runway rehabilitation.

Mr. Forster said that a letter has been written to the Federal Aviation Administration requesting their approval of the construction delay and that the commitment of financial assistance by FAA be extended until completion of construction next Spring.

Following discussion, Council Member Wesley Bloomfield MOVED to approve the extension of the Airport Runway 16/34 Rehabilitation Project until May 15, 1989. The motion was SECONDED by Council Member Gayle Bunker. Mayor Hansen asked if there were any further comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

AL PITZER, INTERMOUNTAIN POWER AGENCY: REMOVAL OF WHITE SAGE APARTMENTS AND RESTORATION OF WHITE SAGE PROPERTY

Mayor Hansen asked Al Pitzer, Intermountain Power Agency, to address the Council regarding the removal of the White Sage Apartments and Restoration of the White Sage property.

Mr. Pitzer referred to the following letter regarding the terms of the Annexation Agreement - White Sage Development:

## INTERMOUNTAIN POWER PROJECT

INTERMOUNTAIN POWER AGENCY

October 17, 1988

The Honorable Ruth Hansen  
Mayor of Delta City  
309 West Main  
Delta, Utah 84624

Dear Mayor Hansen:

Compliance with Terms of Annexation Agreement  
White Sage Development (WSD)

Under the terms of the Annexation Agreement for WSD, all above-ground improvements at the White Sage Apartment (WSA) complex and the White Sage Recreation Vehicles (RV) Park are to be removed to six inches below grade within 18 months after commercial operation of the last generation unit of the Intermountain Power Project. At the WSA, this would include buildings, foundations, utility risers, and parking lots. Improvements to be removed at the WSD RV Park include the bathhouse foundation, utility risers, and road. Unit 2 was declared commercial in May 1987 and, therefore, under the terms of the Agreement, the improvements must be removed before the end of October 1988.

In June 1987, the Project entered into negotiations to sell to the City of Los Angeles (City) all of the WSA buildings. In September 1987, the Intermountain Power Agency (IPA) Board of Directors approved a Purchase Agreement with the City for all the buildings. However, the Agreement was never executed because the City could not find sites for the buildings. In May 1988, the City notified IPA of their intention not to execute the Agreement.

Since May, the Project has solicited and received proposals for the buildings. Through the bid process, the Project has established a sale price of \$7.19 per square foot for the WSA buildings. One building has been sold and relocated. Earnest money has been accepted on the remaining 37 buildings.

The Project has accepted a proposal from Tumurru Trades, Inc. (dba Village Homes), to purchase 26 buildings at the established sale price. The proposal also contains a provision whereby IPA would deed to Tumurru Trades, Inc., the land associated with all 38 buildings in exchange for Tumurru Trades, Inc., assuming IPA's obligations under the Annexation Agreement. This provision is acceptable to IPA but cannot be approved until certain legal conditions have been met. It should be noted that the Purchase Agreement will require Tumurru Trades, Inc., to post a performance bond in the amount of \$80,000 with IPA to assure that the conditions of the Annexation Agreement are met.

Project Manager/Department of Water and Power City of Los Angeles  
111 North Hope Street, Los Angeles, California/Mailing Address: P.O. Box 111-Room 931 Los Angeles, California 90051

The Honorable Ruth Hansen  
October 17, 1988

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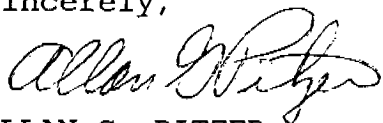
At the RV Park, the utility connections have been removed and the water and sewer risers have been capped below grade. After the bathhouse has been relocated to the Regional Park, the foundation, access roadway, and perimeter fence will be removed.

Although it is IPA's intention to comply in a timely manner with the terms of the Annexation Agreement, it is not possible to meet the October 1988 deadline. Therefore, I am requesting Delta City to extend the compliance date. I would like to meet with the Council at their regularly scheduled meeting on October 24, 1988, to discuss this and other matters.

Together Delta City and the Project have accomplished many important achievements during the past nine years. On behalf of the Project, I would like to express my thanks and appreciation to the elected officials and staff of Delta City, both past and present, as well as the citizens for their support, enthusiasm, and friendship.

If you have any questions or further information is required, please call me at (213) 481-3655.

Sincerely,



ALLAN G. PITZER  
Manager of Community Development  
Intermountain Power Project

AGP:lk

Mr. Pitzer explained that plans had been made to sell the White Sage Apartments (WSA) to Los Angeles City; however, those plans did not materialize. The apartments were then put back on the open market for sale.

Mr. Pitzer introduced Mr. Richard Holman and explained that Mr. Holman has purchased 26 apartment units and plans to remove the units by approximately March 1, 1989. Mr. Pitzer then requested that the Council transfer the responsibility of the removal of the buildings and the restoration of the land to Mr. Holman. He also indicated that IPA would be requesting an \$80,000 Performance Bond payable to IPA for the removal of those buildings.

Mr. Pitzer said that only one of the apartment units has been removed from the property thus far, and informed the Council that IPP is aware of the November 1, 1988, deadline for the removal of the apartments. However, he requested an extension of time be granted until October 31, 1989.

Mr. Pitzer said that a Public Hearing had been held prior to this regular City Council meeting for the purpose of receiving public interest regarding the purchase of the land at White Sage. However, there were no public comments received or interest shown regarding the property.

Mr. Pitzer introduced Paul Hirst, White Sage Apartment's Project Engineer at the time of construction, and stated he had reviewed with Mr. Hirst and Mr. Holman the removal of the housing complex. Mr. Hirst agreed that an \$80,000 Performance Bond would be sufficient to cover any problems that may arise.

Following discussion, Council Member Don Dafoe MOVED to extend the compliance date of October 1988 in the Annexation Agreement to October 31, 1989. The motion was SECONDED by Council Member Gayle Bunker. Mayor Hansen asked if there were any further comments or questions regarding the motion. There being none, she called for a roll call vote. The voting was as follows:

Council Member Gayle Bunker	Yes
Council Member Wesley Bloomfield	Yes
Council Member David Church	Yes
Council Member Don Dafoe	Yes
Council Member Rex T. Harris	Yes

The motion passed unanimously.

Mr. Pitzer then requested the Council's consideration of IPA's offer of a street dedication of Bristlecone Avenue, which is the street going through the White Sage Apartments, to Delta City. The Council said they would review the request and report back at a later time.

OTHER BUSINESS

Public Works Director Neil Forster asked for Council's approval to advertise for sale the loader backhoe previously used by the Public Works Department. A minimum bid of \$15,000 has been set.

The Council authorized Mr. Forster to advertise the sale of the old loader backhoe.

The Council discussed the following issues regarding the Delta City Municipal Airport:

- a. Status of Quitclaim Deed of FAA property located at the Delta Municipal Airport to Delta City.
- b. Spray materials being left around Airport area.
- c. Letter written to Mr. John Thomas, GSA, requesting a proposal to erect a building at the Delta Municipal Airport.

Councilman Don Dafoe said that he and Mayor Hansen spoke with Alice Shearer, Community Impact Board (CIB), regarding a possible grant for the construction of a restroom facility and storage unit to be built in the City Park.

Following discussion, Mr. Dafoe and Public Works Director Neil Forster agreed to prepare plans for a restroom facility and storage unit for Council's review.


Councilman Wesley Bloomfield asked about the past due business licenses for 1987 and 1988 and said they should be collected before the 1989 Business License Renewal Notices are sent.

City Attorney Richard Waddingham recommended a correction in the minutes of RCCM 9-26-88 regarding the Zions Bank Bond Closing that were previously approved and requested that Councilman Gayle Bunker amend his motion to approve the minutes as corrected. Council Member Gayle Bunker then MOVED to approve the minutes of a regular City Council meeting held September 26, 1988, as corrected. The motion was SECONDED by Councilman Wesley Bloomfield. Mayor Hansen asked if there were any further comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

Mayor Hansen asked if there were any further comments, questions or items to be discussed. There being none, Council Member Don Dafoe MOVED to adjourn. The motion was SECONDED by Council Member David Church. Mayor Hansen asked if there were any

further comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously. Mayor Hansen declared the meeting adjourned at 8:35 p.m.

  
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RUTH HANSEN, Mayor

  
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DOROTHY JEFFERY  
Delta City Recorder

MINUTES APPROVED: RCCM 11-14-88